



2016 REPORTS & OPINIONS

NANCE COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Nance County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Nance County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Megan Zoucha, Nance County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

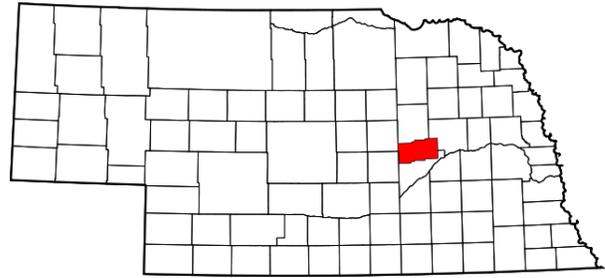
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

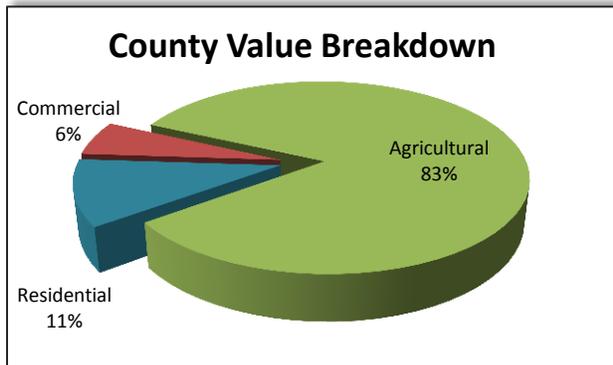
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 442 square miles, Nance had 3,570 residents, per the Census Bureau Quick Facts for 2014, a 5% population decline from the 2010 US Census. In a review of the past fifty years, Nance has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



There is no commercial hub in Nance; rather, the commercial properties are evenly disbursed around the county. Per the latest information available from the U.S. Census Bureau, there were 104 employer establishments in Nance. County-wide employment was at 2,033 people, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Nance that has fortified the local rural area economies. Nance is included in both the Lower Loup and Central Platte Natural Resources District/s (NRD). A mix of grass and irrigated land makes up the majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Nance ranks sixth in other animals and other animal products (USDA AgCensus).

Nance County Quick Facts	
Founded	1879
Namesake	Former Governor Albinus Nance
Region	Northeast
County Seat	Fullerton
Other Communities	Belgrade Genoa
Most Populated	Fullerton (1,259) -4% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Nance County

Assessment Actions

Nance County annually reviews a market analysis. For the 2016 assessment year the county completed a reappraisal of the village of Fullerton. New costing tables and a depreciation analysis was completed. Aerial photography along with permits were utilized to complete the pick up work.

Description of Analysis

Residential parcels are valued utilizing four valuation groupings that are based on the county assessor locations or towns in the county.

Valuation Grouping	Definition
01	Fullerton
02	Belgrade
03	Genoa and Suburban Genoa
04	Rural

For the residential property class, a review of Nance County's statistical analysis profiles 88 residential sales, representing all the valuation groupings. All valuation groupings with an adequate sample of sales are within the acceptable level of value. Two of the three measures of central tendency for the residential class of properties are within acceptable range, the mean is slightly outside the acceptable parameter.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Nance County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Nance County

2016 Residential Correlation for Nance County

revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	42	99.33	104.78	100.65	08.13	104.10
02	7	105.50	111.48	102.54	30.41	108.72
03	34	98.02	111.54	93.87	32.31	118.82
04	5	97.70	108.85	93.32	25.55	114.50
ALL	88	99.15	108.04	98.69	20.35	111.74

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Nance County is 99%.

2016 Commercial Correlation for Nance County

Assessment Actions

The assessment action for Nance County is to continue with the review of aerial imagery and permits to update valuation in the county.

Description of Analysis

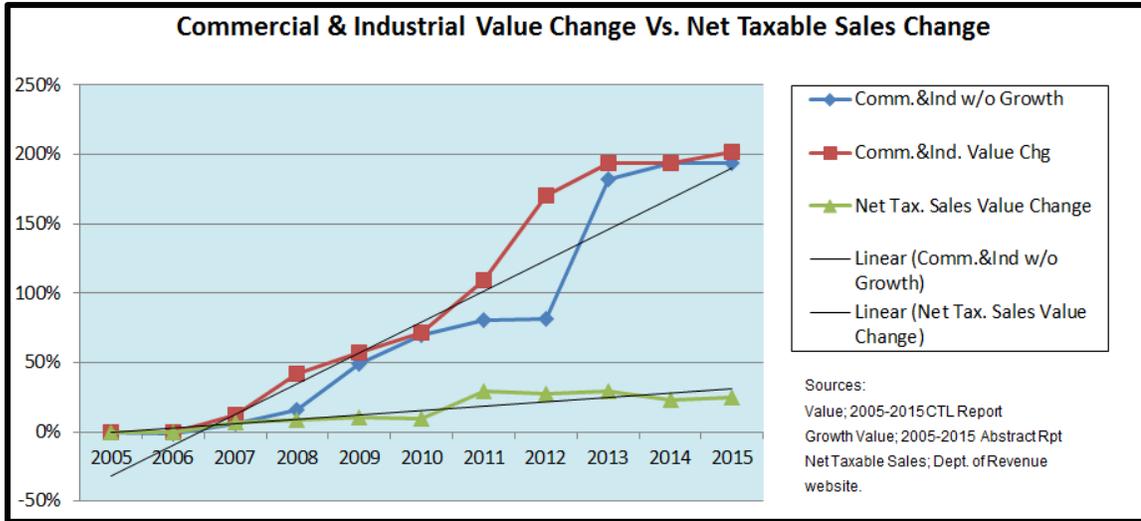
Nance has four valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Fullerton
02	Belgrade
03	Genoa
04	Rural

For the commercial property class, a review of Nance's statistical analysis showed seventeen commercial sales, representing three of the valuation groupings. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. All measures of central tendency are below the acceptable level and the qualitative measures are not within the standard parameters. Any adjustments to this class would not improve the equalization.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced years of minimal increase overall there has been a minor increase in the commercial activity. The trend is indicating that the commercial values have been on a steady and moderate incline.

2016 Commercial Correlation for Nance County



Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Nance County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the County assessor and a consideration of verification documentation. The review of Nance revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Nance has been inspected during the first six-year review cycle and the county is continuing the next cyclical review beginning in 2017.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that Nance has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2016 Commercial Correlation for Nance County

Equalization and Quality of Assessment

When reviewing the statistics it is evident that the county does not have a valuation group or significant occupancy code to deem the profile reliable. However, confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	96.65	106.30	58.53	42.01	181.62
03	8	93.81	93.01	88.46	28.61	105.14
04	1	82.86	82.86	82.86	00.00	100.00
___ALL___	17	89.62	96.67	70.39	35.86	140.18

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Nance County is not statistically determinable. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly. The level of value is therefore determined to be at the statutory level of 100%.

2016 Agricultural Correlation for Nance County

Assessment Actions

Assessment actions for the county included using the updated 2014 aerial imagery to review land use throughout the county. The county also sent questionnaires to the landowners, Farm Services Agency (FSA) and Natural Resources District (NRD) data requests and physical inspections to complete the review. A large number of parcels were updated with current land use.

Nance County conducted a market analysis of the agricultural land and adjustments were made to stay statistically within the acceptable range. Irrigated ground received a ten percent adjustment county wide. The dryland values remained unchanged county wide. Grassland values increased 17 to 20% in market area one with no increase in market area 2.

The county annually reviews aerial photography, zoning permits and improvement information forms to complete the pickup work for new construction.

Description of Analysis

The county is split into two market areas. Market Area 1 includes the area south of the Loup River and an area in the northwest portion of the county and consists of more silty soils in some areas; the topography tends to have steep hills with valleys and gullies. Based on information from the abstract the land use is displayed as 24% irrigated, 24% dryland and 50% grass.

Market Area 2 contains the Twin Loups Reclamation District and an area in the northeast portion of the county. The topography tends to be mostly flat with few gradual hills and contains more fertile soils. Based on the information displayed in the abstract area two is 36% irrigated, 32% dryland and 31% grass.

Analysis of the sales within the county indicated that Market Area 1 and Market Area 2 sample was disproportionate when stratified by sale date. The samples were expanded with sales from the comparable counties. The statistics calculated for Market Area 1 and Market Area 2 supports that values are within the acceptable range for the overall area and for dryland. There is not an adequate number of irrigated or grass land sales; however, values have increased over time with general market movements and are comparable to the adjoining counties. All agricultural values in Nance County have been assessed within the acceptable range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

2016 Agricultural Correlation for Nance County

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed reasonably timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division’s measurement process.

For Nance County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The review also supported that the market areas are in place because of the topography of the land in each area. However, the county does not recognize a difference in value of the irrigated and grassland subclass.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Nance County was determined to be systematic and comprehensive. The current process of verification of land use is aerial imagery. Questionnaires and physical inspections are used to gather information regarding any other questionable characteristics that impact value. Inspection of agricultural improvements is completed within the six year cycle using new oblique imagery and continuing the review through 2016. The county’s practice considers all available information when determining the primary use of the parcel.

Equalization

The analysis supports that the county has achieved equalization; comparison of Nance County values with the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

The Division’s review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	69.43	78.34	73.96	21.47	105.92
2	17	70.04	70.67	66.90	13.39	105.64
____ ALL ____	38	69.81	74.91	70.07	17.86	106.91

2016 Agricultural Correlation for Nance County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	13	69.58	70.01	65.76	13.01	106.46
1	8	69.51	70.71	72.41	06.53	97.65
2	5	75.28	68.90	56.60	20.09	121.73
<u>Dry</u>						
County	10	73.18	84.22	74.78	25.13	112.62
1	4	85.73	99.91	90.10	40.62	110.89
2	6	73.18	73.76	72.15	10.15	102.23
<u>Grass</u>						
County	7	61.96	69.22	68.19	18.33	101.51
1	6	66.70	70.47	68.73	19.82	102.53
2	1	61.77	61.77	61.77	00.00	100.00
<u>ALL</u>	38	69.81	74.91	70.07	17.86	106.91

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nance County is 70%.

2016 Opinions of the Property Tax Administrator for Nance County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Nance County

Residential Real Property - Current

Number of Sales	88	Median	99.15
Total Sales Price	\$6,265,340	Mean	108.04
Total Adj. Sales Price	\$6,265,340	Wgt. Mean	96.69
Total Assessed Value	\$6,058,160	Average Assessed Value of the Base	\$53,547
Avg. Adj. Sales Price	\$71,197	Avg. Assessed Value	\$68,843

Confidence Interval - Current

95% Median C.I	97.82 to 100.29
95% Wgt. Mean C.I	93.08 to 100.31
95% Mean C.I	95.16 to 120.92
% of Value of the Class of all Real Property Value in the	8.58
% of Records Sold in the Study Period	5.13
% of Value Sold in the Study Period	6.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	101	98	97.56
2014	86	98	97.73
2013	73	97	97.13
2012	85	96	96.24

2016 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	17	Median	89.62
Total Sales Price	\$890,300	Mean	98.67
Total Adj. Sales Price	\$890,300	Wgt. Mean	70.39
Total Assessed Value	\$626,640	Average Assessed Value of the Base	\$138,933
Avg. Adj. Sales Price	\$52,371	Avg. Assessed Value	\$36,861

Confidence Interval - Current

95% Median C.I	64.27 to 140.63
95% Wgt. Mean C.I	41.26 to 99.51
95% Mean C.I	77.17 to 120.17
% of Value of the Class of all Real Property Value in the County	2.71
% of Records Sold in the Study Period	8.13
% of Value Sold in the Study Period	2.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	13	100	90.15
2014	13	100	96.90
2013	11		97.57
2012	7		96.90

**63 Nance
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 88
 Total Sales Price : 6,265,340
 Total Adj. Sales Price : 6,265,340
 Total Assessed Value : 6,058,160
 Avg. Adj. Sales Price : 71,197
 Avg. Assessed Value : 68,843

MEDIAN : 99
 WGT. MEAN : 97
 MEAN : 108
 COD : 20.35
 PRD : 111.74

COV : 57.06
 STD : 61.65
 Avg. Abs. Dev : 20.18
 MAX Sales Ratio : 591.58
 MIN Sales Ratio : 46.51

95% Median C.I. : 97.82 to 100.29
 95% Wgt. Mean C.I. : 93.08 to 100.31
 95% Mean C.I. : 95.16 to 120.92

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	10	99.29	98.15	95.44	05.22	102.84	83.91	109.00	86.25 to 105.48	86,715	82,761
01-JAN-14 To 31-MAR-14	11	100.29	101.38	102.73	12.98	98.69	57.33	143.96	80.79 to 119.23	69,982	71,894
01-APR-14 To 30-JUN-14	16	99.71	128.47	97.28	35.67	132.06	75.45	591.58	98.31 to 101.53	70,713	68,790
01-JUL-14 To 30-SEP-14	12	98.87	99.69	100.45	06.42	99.24	86.43	126.83	92.93 to 103.01	74,208	74,540
01-OCT-14 To 31-DEC-14	10	95.72	118.97	94.16	39.69	126.35	65.72	317.80	76.82 to 168.14	38,960	36,686
01-JAN-15 To 31-MAR-15	9	98.19	93.12	96.76	07.77	96.24	46.75	104.26	94.53 to 101.68	72,056	69,718
01-APR-15 To 30-JUN-15	6	101.37	104.09	99.11	08.59	105.02	92.78	124.86	92.78 to 124.86	99,275	98,393
01-JUL-15 To 30-SEP-15	14	96.59	107.65	88.40	30.56	121.78	46.51	219.30	70.19 to 141.19	69,481	61,423
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	49	99.91	109.15	98.76	17.18	110.52	57.33	591.58	98.72 to 101.08	74,670	73,746
01-OCT-14 To 30-SEP-15	39	97.66	106.65	93.79	24.21	113.71	46.51	317.80	94.68 to 100.63	66,833	62,682
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	49	99.91	113.40	99.10	24.03	114.43	57.33	591.58	98.21 to 101.08	64,924	64,343
<u>ALL</u>	88	99.15	108.04	96.69	20.35	111.74	46.51	591.58	97.82 to 100.29	71,197	68,843

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	42	99.33	104.78	100.65	08.13	104.10	89.11	317.80	98.28 to 100.55	59,482	59,867
02	7	105.50	111.48	102.54	30.41	108.72	57.33	183.67	57.33 to 183.67	16,929	17,359
03	34	98.02	111.54	93.87	32.31	118.82	46.51	591.58	87.17 to 101.68	92,532	86,861
04	5	97.70	106.85	93.32	25.55	114.50	75.45	168.14	N/A	100,500	93,786
<u>ALL</u>	88	99.15	108.04	96.69	20.35	111.74	46.51	591.58	97.82 to 100.29	71,197	68,843

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	88	99.15	108.04	96.69	20.35	111.74	46.51	591.58	97.82 to 100.29	71,197	68,843
06											
07											
<u>ALL</u>	88	99.15	108.04	96.69	20.35	111.74	46.51	591.58	97.82 to 100.29	71,197	68,843

63 Nance
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 88
Total Sales Price : 6,265,340
Total Adj. Sales Price : 6,265,340
Total Assessed Value : 6,058,160
Avg. Adj. Sales Price : 71,197
Avg. Assessed Value : 68,843

MEDIAN : 99
WGT. MEAN : 97
MEAN : 108
COD : 20.35
PRD : 111.74

COV : 57.06
STD : 61.65
Avg. Abs. Dev : 20.18
MAX Sales Ratio : 591.58
MIN Sales Ratio : 46.51

95% Median C.I. : 97.82 to 100.29
95% Wgt. Mean C.I. : 93.08 to 100.31
95% Mean C.I. : 95.16 to 120.92

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	124.86	166.66	155.94	69.53	106.87	57.33	317.80	N/A	3,000	4,678	
Less Than 15,000	12	107.25	168.35	147.67	71.60	114.00	57.33	591.58	94.68 to 183.67	8,287	12,237	
Less Than 30,000	20	105.49	152.64	134.18	54.85	113.76	57.33	591.58	100.03 to 143.96	13,462	18,063	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	85	99.08	105.97	96.61	17.68	109.69	46.51	591.58	97.70 to 100.29	73,604	71,107	
Greater Than 14,999	76	98.76	98.52	95.87	11.15	102.76	46.51	219.30	97.66 to 100.03	81,130	77,781	
Greater Than 29,999	68	98.30	94.93	95.01	08.80	99.92	46.51	126.83	96.68 to 99.57	88,178	83,778	
<u>Incremental Ranges</u>												
0 TO 4,999	3	124.86	166.66	155.94	69.53	106.87	57.33	317.80	N/A	3,000	4,678	
5,000 TO 14,999	9	105.50	168.91	146.84	67.58	115.03	92.53	591.58	94.68 to 183.67	10,049	14,756	
15,000 TO 29,999	8	103.65	129.08	126.28	28.41	102.22	96.65	219.30	96.65 to 219.30	21,225	26,802	
30,000 TO 59,999	26	97.70	95.07	95.66	08.74	99.38	46.75	122.12	95.50 to 100.67	42,663	40,811	
60,000 TO 99,999	21	99.08	94.73	95.44	08.43	99.26	46.51	126.83	96.68 to 100.63	79,586	75,956	
100,000 TO 149,999	10	98.07	95.02	94.52	08.17	100.53	75.45	119.23	80.79 to 99.53	121,655	114,992	
150,000 TO 249,999	11	99.85	94.87	94.59	09.66	100.30	70.19	112.52	80.42 to 104.26	181,727	171,895	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	88	99.15	108.04	96.69	20.35	111.74	46.51	591.58	97.82 to 100.29	71,197	68,843	

63 Nance
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 17
Total Sales Price : 890,300
Total Adj. Sales Price : 890,300
Total Assessed Value : 626,640
Avg. Adj. Sales Price : 52,371
Avg. Assessed Value : 36,861

MEDIAN : 90
WGT. MEAN : 70
MEAN : 99
COD : 35.86
PRD : 140.18

COV : 42.38
STD : 41.82
Avg. Abs. Dev : 32.14
MAX Sales Ratio : 187.50
MIN Sales Ratio : 31.65

95% Median C.I. : 64.27 to 140.63
95% Wgt. Mean C.I. : 41.26 to 99.51
95% Mean C.I. : 77.17 to 120.17

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-12 To 31-DEC-12	3	89.62	91.74	86.48	07.40	106.08	82.86	102.75	N/A	60,167	52,032
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	64.27	64.27	64.27	00.00	100.00	64.27	64.27	N/A	65,000	41,775
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	72.07	72.07	72.07	00.00	100.00	72.07	72.07	N/A	60,000	43,240
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	4	105.80	103.09	100.71	20.03	102.36	60.12	140.63	N/A	21,775	21,930
01-OCT-14 To 31-DEC-14	5	155.80	131.44	99.28	24.74	132.39	69.44	187.50	N/A	22,540	22,377
01-JAN-15 To 31-MAR-15	1	109.15	109.15	109.15	00.00	100.00	109.15	109.15	N/A	75,000	81,860
01-APR-15 To 30-JUN-15	1	31.65	31.65	31.65	00.00	100.00	31.65	31.65	N/A	285,000	90,210
01-JUL-15 To 30-SEP-15	1	55.42	55.42	55.42	00.00	100.00	55.42	55.42	N/A	25,000	13,855
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	4	86.24	84.88	80.60	13.11	105.31	64.27	102.75	N/A	61,375	49,468
01-OCT-13 To 30-SEP-14	5	103.68	96.88	89.03	22.44	108.82	60.12	140.63	N/A	29,420	26,192
01-OCT-14 To 30-SEP-15	8	97.01	106.68	59.84	47.76	178.28	31.65	187.50	31.65 to 187.50	62,213	37,226
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	1	64.27	64.27	64.27	00.00	100.00	64.27	64.27	N/A	65,000	41,775
01-JAN-14 To 31-DEC-14	10	105.80	114.16	93.47	34.15	122.14	60.12	187.50	69.44 to 159.58	25,980	24,285
<u>ALL</u>	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	96.65	106.30	58.53	42.01	181.62	31.65	187.50	31.65 to 187.50	64,875	37,968
03	8	93.81	93.01	88.46	28.61	105.14	55.42	159.58	55.42 to 159.58	33,975	30,056
04	1	82.86	82.86	82.86	00.00	100.00	82.86	82.86	N/A	99,500	82,450
<u>ALL</u>	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861
04											
<u>ALL</u>	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861

63 Nance
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 17
Total Sales Price : 890,300
Total Adj. Sales Price : 890,300
Total Assessed Value : 626,640
Avg. Adj. Sales Price : 52,371
Avg. Assessed Value : 36,861

MEDIAN : 90
WGT. MEAN : 70
MEAN : 99
COD : 35.86
PRD : 140.18

COV : 42.38
STD : 41.82
Avg. Abs. Dev : 32.14
MAX Sales Ratio : 187.50
MIN Sales Ratio : 31.65

95% Median C.I. : 64.27 to 140.63
95% Wgt. Mean C.I. : 41.26 to 99.51
95% Mean C.I. : 77.17 to 120.17

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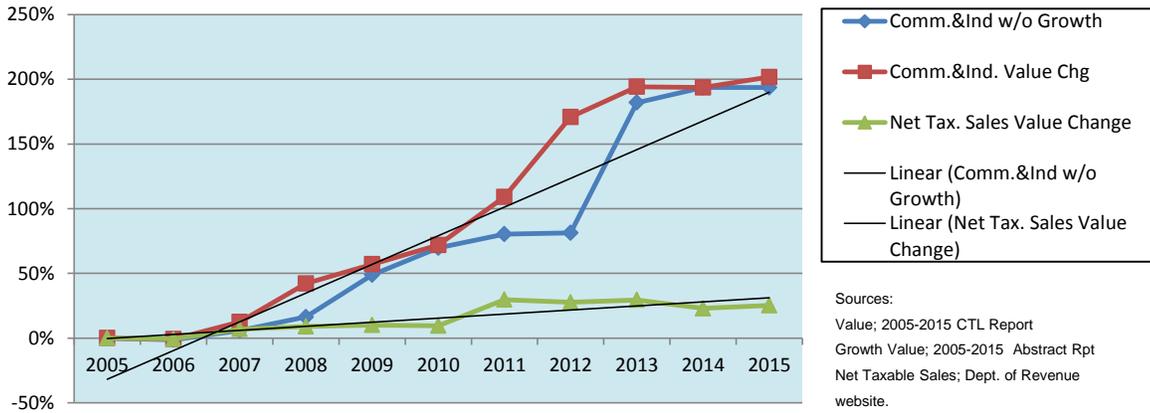
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	155.80	155.80	155.80	00.00	100.00	155.80	155.80	N/A	2,500	3,895
Less Than 15,000	4	157.69	151.41	155.97	14.03	97.08	102.75	187.50	N/A	8,925	13,920
Less Than 30,000	9	107.92	119.27	106.40	33.11	112.10	55.42	187.50	60.12 to 159.58	16,422	17,473
Ranges Excl. Low \$											
Greater Than 4,999	16	87.25	95.10	70.14	34.40	135.59	31.65	187.50	64.27 to 109.15	55,488	38,922
Greater Than 14,999	13	82.86	82.44	66.81	26.26	123.39	31.65	140.63	60.12 to 107.92	65,738	43,920
Greater Than 29,999	8	77.47	75.49	63.22	20.82	119.41	31.65	109.15	31.65 to 109.15	92,813	58,673
Incremental Ranges											
0 TO 4,999	1	155.80	155.80	155.80	00.00	100.00	155.80	155.80	N/A	2,500	3,895
5,000 TO 14,999	3	159.58	149.94	155.98	17.70	96.13	102.75	187.50	N/A	11,067	17,262
15,000 TO 29,999	5	103.68	93.55	90.61	25.66	103.24	55.42	140.63	N/A	22,420	20,315
30,000 TO 59,999	2	77.16	77.16	75.79	10.01	101.81	69.44	84.87	N/A	42,500	32,213
60,000 TO 99,999	5	82.86	83.59	84.50	15.07	98.92	64.27	109.15	N/A	74,500	62,950
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	31.65	31.65	31.65	00.00	100.00	31.65	31.65	N/A	285,000	90,210
500,000 TO 999,999											
1,000,000 +											
ALL	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	102.75	102.75	102.75	00.00	100.00	102.75	102.75	N/A	8,000	8,220
340	1	64.27	64.27	64.27	00.00	100.00	64.27	64.27	N/A	65,000	41,775
341	1	103.68	103.68	103.68	00.00	100.00	103.68	103.68	N/A	20,500	21,255
342	1	31.65	31.65	31.65	00.00	100.00	31.65	31.65	N/A	285,000	90,210
350	3	140.63	137.67	118.58	24.33	116.10	84.87	187.50	N/A	21,000	24,902
353	1	69.44	69.44	69.44	00.00	100.00	69.44	69.44	N/A	50,000	34,720
406	4	132.48	119.99	104.30	28.46	115.04	55.42	159.58	N/A	28,925	30,169
442	1	89.62	89.62	89.62	00.00	100.00	89.62	89.62	N/A	73,000	65,425
470	1	82.86	82.86	82.86	00.00	100.00	82.86	82.86	N/A	99,500	82,450
528	2	84.02	84.02	86.89	28.45	96.70	60.12	107.92	N/A	25,300	21,983
557	1	72.07	72.07	72.07	00.00	100.00	72.07	72.07	N/A	60,000	43,240
ALL	17	89.62	98.67	70.39	35.86	140.18	31.65	187.50	64.27 to 140.63	52,371	36,861

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 9,626,943	\$ 55,100	0.57%	\$ 9,571,843	-	\$ 13,590,623	-
2006	\$ 9,553,450	\$ 52,460	0.55%	\$ 9,500,990	-1.31%	\$ 13,502,260	-0.65%
2007	\$ 10,822,266	\$ 632,190	5.84%	\$ 10,190,076	6.66%	\$ 14,523,473	7.56%
2008	\$ 13,676,503	\$ 2,484,308	18.16%	\$ 11,192,195	3.42%	\$ 14,798,017	1.89%
2009	\$ 15,118,878	\$ 797,875	5.28%	\$ 14,321,003	4.71%	\$ 14,951,088	1.03%
2010	\$ 16,545,035	\$ 200,000	1.21%	\$ 16,345,035	8.11%	\$ 14,882,395	-0.46%
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995	4.90%	\$ 17,629,232	18.46%
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
Ann %chg	11.68%			Average	1.72%	2.32%	2.45%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.31%	-0.76%	-0.65%
2007	5.85%	12.42%	6.86%
2008	16.26%	42.06%	8.88%
2009	48.76%	57.05%	10.01%
2010	69.78%	71.86%	9.50%
2011	80.29%	109.07%	29.72%
2012	81.34%	170.78%	27.58%
2013	181.96%	194.17%	29.49%
2014	193.57%	193.57%	22.92%
2015	193.70%	201.69%	25.19%

County Number	63
County Name	Nance

63 Nance
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 38
Total Sales Price : 25,469,178
Total Adj. Sales Price : 26,356,177
Total Assessed Value : 18,468,928
Avg. Adj. Sales Price : 693,584
Avg. Assessed Value : 486,024

MEDIAN : 70
WGT. MEAN : 70
MEAN : 75
COD : 17.86
PRD : 106.91

COV : 27.82
STD : 20.84
Avg. Abs. Dev : 12.47
MAX Sales Ratio : 163.09
MIN Sales Ratio : 45.87

95% Median C.I. : 66.88 to 76.33
95% Wgt. Mean C.I. : 65.00 to 75.15
95% Mean C.I. : 68.28 to 81.54

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	6	80.29	81.20	78.16	07.52	103.89	70.04	98.15	70.04 to 98.15	711,550	556,123
01-JAN-13 To 31-MAR-13	1	67.35	67.35	67.35	00.00	100.00	67.35	67.35	N/A	1,120,000	754,265
01-APR-13 To 30-JUN-13	5	78.91	82.45	76.03	20.28	108.44	61.60	122.89	N/A	788,080	599,191
01-JUL-13 To 30-SEP-13	4	81.83	84.22	78.45	16.22	107.36	66.88	106.36	N/A	499,749	392,048
01-OCT-13 To 31-DEC-13	5	69.43	81.70	63.34	36.87	128.99	50.93	163.09	N/A	622,335	394,163
01-JAN-14 To 31-MAR-14	7	65.68	65.50	69.38	06.96	94.41	55.17	76.87	55.17 to 76.87	591,253	410,225
01-APR-14 To 30-JUN-14	2	76.16	76.16	72.96	18.64	104.39	61.96	90.36	N/A	542,000	395,458
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	2	68.98	68.98	68.97	00.88	100.01	68.37	69.58	N/A	1,038,682	716,353
01-JAN-15 To 31-MAR-15	2	66.32	66.32	65.51	07.71	101.24	61.21	71.43	N/A	526,062	344,615
01-APR-15 To 30-JUN-15	2	57.95	57.95	51.24	20.85	113.10	45.87	70.03	N/A	1,241,750	636,243
01-JUL-15 To 30-SEP-15	2	68.53	68.53	72.78	09.86	94.16	61.77	75.28	N/A	540,025	393,028
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	16	79.01	81.48	76.40	14.34	106.65	61.60	122.89	67.35 to 88.62	708,043	540,947
01-OCT-13 To 30-SEP-14	14	66.47	72.81	67.59	20.64	107.72	50.93	163.09	55.17 to 76.87	595,318	402,379
01-OCT-14 To 30-SEP-15	8	68.98	65.44	62.46	08.90	104.77	45.87	75.28	45.87 to 75.28	836,630	522,559
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	15	70.43	81.67	71.67	26.76	113.95	50.93	163.09	65.09 to 88.62	678,071	485,948
01-JAN-14 To 31-DEC-14	11	67.26	68.07	69.80	08.83	97.52	55.17	90.36	60.16 to 76.87	663,649	463,199
<u>ALL</u>	38	69.81	74.91	70.07	17.86	106.91	45.87	163.09	66.88 to 76.33	693,584	486,024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	69.43	78.34	73.96	21.47	105.92	54.61	163.09	65.09 to 81.47	563,910	417,087
2	17	70.04	70.67	66.90	13.39	105.64	45.87	90.36	61.60 to 79.10	853,769	571,182
<u>ALL</u>	38	69.81	74.91	70.07	17.86	106.91	45.87	163.09	66.88 to 76.33	693,584	486,024

63 Nance
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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 Avg. Adj. Sales Price : 693,584
 Avg. Assessed Value : 486,024

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 75
 COD : 17.86
 PRD : 106.91

COV : 27.82
 STD : 20.84
 Avg. Abs. Dev : 12.47
 MAX Sales Ratio : 163.09
 MIN Sales Ratio : 45.87

95% Median C.I. : 66.88 to 76.33
 95% Wgt. Mean C.I. : 65.00 to 75.15
 95% Mean C.I. : 68.28 to 81.54

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	78.91	80.94	78.51	05.64	103.10	75.28	88.62	N/A	962,662	755,745
1	1	78.91	78.91	78.91	00.00	100.00	78.91	78.91	N/A	1,800,000	1,420,450
2	2	81.95	81.95	77.83	08.14	105.29	75.28	88.62	N/A	543,993	423,393
_____Dry_____											
County	6	76.60	89.71	76.19	26.62	117.75	61.60	163.09	61.60 to 163.09	841,279	640,975
1	1	163.09	163.09	163.09	00.00	100.00	163.09	163.09	N/A	165,000	269,095
2	5	76.33	75.04	73.25	09.33	102.44	61.60	90.36	N/A	976,535	715,351
_____Grass_____											
County	7	61.96	69.22	68.19	18.33	101.51	54.61	98.15	54.61 to 98.15	368,253	251,110
1	6	66.70	70.47	68.73	19.82	102.53	54.61	98.15	54.61 to 98.15	396,296	272,373
2	1	61.77	61.77	61.77	00.00	100.00	61.77	61.77	N/A	200,000	123,535
_____ALL_____	38	69.81	74.91	70.07	17.86	106.91	45.87	163.09	66.88 to 76.33	693,584	486,024

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	13	69.58	70.01	65.76	13.01	106.46	45.87	88.62	61.21 to 82.08	924,606	607,978
1	8	69.51	70.71	72.41	06.53	97.65	61.21	82.08	61.21 to 82.08	870,049	629,997
2	5	75.28	68.90	56.60	20.09	121.73	45.87	88.62	N/A	1,011,897	572,747
_____Dry_____											
County	10	73.18	84.22	74.78	25.13	112.62	61.60	163.09	65.09 to 106.36	703,212	525,852
1	4	85.73	99.91	90.10	40.62	110.89	65.09	163.09	N/A	257,362	231,875
2	6	73.18	73.76	72.15	10.15	102.23	61.60	90.36	61.60 to 90.36	1,000,446	721,837
_____Grass_____											
County	7	61.96	69.22	68.19	18.33	101.51	54.61	98.15	54.61 to 98.15	368,253	251,110
1	6	66.70	70.47	68.73	19.82	102.53	54.61	98.15	54.61 to 98.15	396,296	272,373
2	1	61.77	61.77	61.77	00.00	100.00	61.77	61.77	N/A	200,000	123,535
_____ALL_____	38	69.81	74.91	70.07	17.86	106.91	45.87	163.09	66.88 to 76.33	693,584	486,024

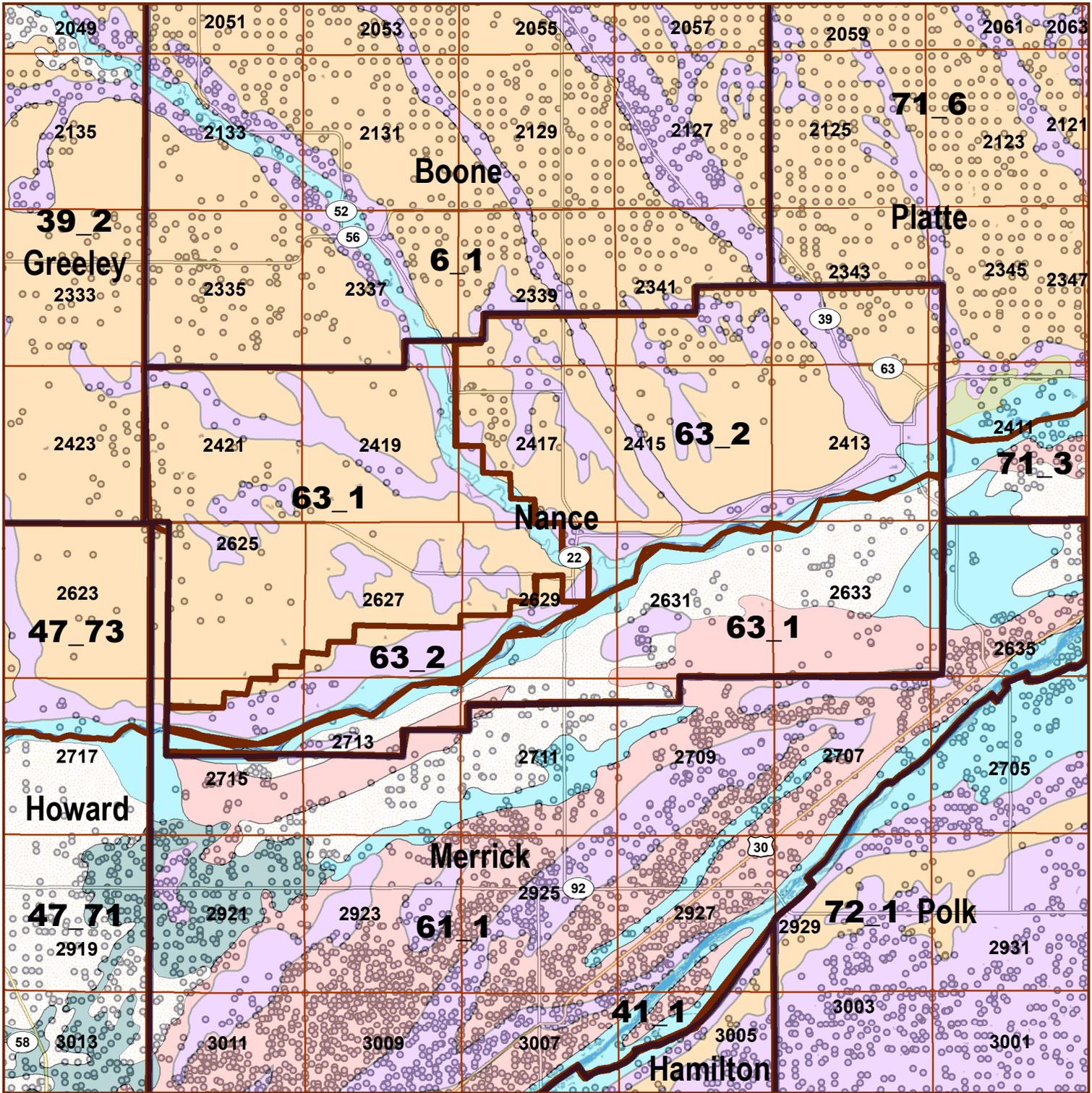
Nance County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	4,958	4,950	4,942	4,928	4,871	4,866	4,838	4,837	4,908
Platte	3	6,298	n/a	5,750	5,421	5,125	4,697	4,500	4,050	5,202
Merrick	1	6,215	5,990	5,765	5,540	5,310	5,200	4,635	4,070	5,424
Howard	7300	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,471
Boone	1	6,200	6,198	6,167	6,126	6,095	6,099	5,850	5,850	6,092
Nance	2	5,995	5,970	5,940	5,850	5,850	5,845	5,830	5,825	5,923
Platte	6	8,919	8,400	7,630	7,214	6,930	6,510	6,092	5,459	7,426
Boone	1	6,200	6,198	6,167	6,126	6,095	6,099	5,850	5,850	6,092
Greeley	2	n/a	5,475	5,275	4,845	4,735	4,580	4,540	4,180	4,841

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	3,388	3,390	3,366	3,342	3,340	3,318	3,344	3,345	3,360
Platte	3	5,575	n/a	5,175	4,873	4,725	4,217	3,597	3,000	4,520
Merrick	1	3,410	3,075	2,860	2,725	2,530	2,505	2,200	2,140	2,595
Howard	7300	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,373
Boone	1	5,185	5,181	4,913	4,865	4,931	4,946	4,912	4,893	4,981
Nance	2	5,140	5,100	4,978	4,950	4,950	4,930	4,910	4,850	4,989
Platte	6	7,594	7,280	6,703	6,454	6,343	5,929	5,100	4,060	6,410
Boone	1	5,185	5,181	4,913	4,865	4,931	4,946	4,912	4,893	4,981
Greeley	2	n/a	2,780	2,675	2,675	2,570	2,460	2,300	2,140	2,444

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1,500	1,501	1,480	1,471	1,470	1,425	1,396	1,396	1,416
Platte	3	1,485	n/a	1,500	1,485	1,325	1,321	1,325	1,299	1,324
Merrick	1	2,262	2,120	1,812	1,697	1,581	1,466	1,387	1,282	1,471
Howard	7300	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	1,268
Boone	1	1,697	1,700	1,640	1,634	1,595	1,595	1,283	1,290	1,459
Nance	2	1,777	1,746	1,727	1,696	1,670	1,630	1,600	1,590	1,629
Platte	6	1,791	1,800	1,677	1,688	1,789	1,647	1,600	1,570	1,658
Boone	1	1,697	1,700	1,640	1,634	1,595	1,595	1,283	1,290	1,459
Greeley	2	n/a	1,275	1,210	1,210	1,200	1,182	1,171	1,148	1,160

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



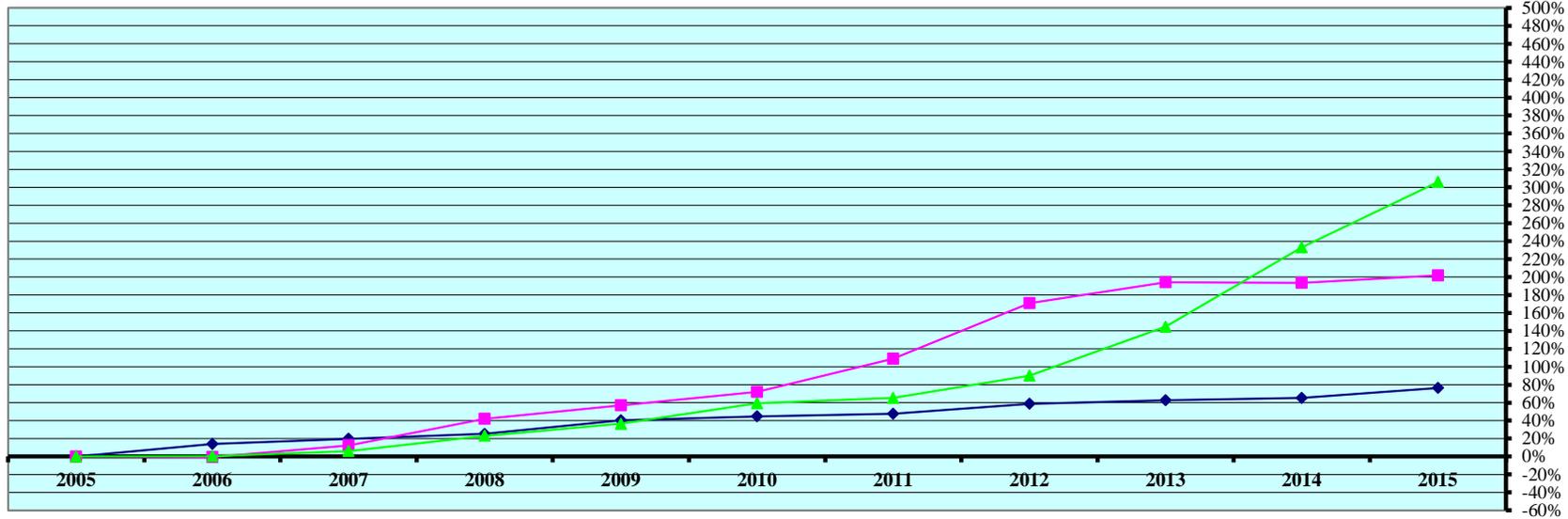
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Nance County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	49,089,420	--	--	--	9,626,943	--	--	--	205,511,095	--	--	--
2006	55,880,551	6,791,131	13.83%	13.83%	9,553,450	-73,493	-0.76%	-0.76%	206,368,910	857,815	0.42%	0.42%
2007	58,773,574	2,893,023	5.18%	19.73%	10,822,266	1,268,816	13.28%	12.42%	217,833,438	11,464,528	5.56%	6.00%
2008	61,445,240	2,671,666	4.55%	25.17%	13,676,503	2,854,237	26.37%	42.06%	252,904,943	35,071,505	16.10%	23.06%
2009	68,833,297	7,388,057	12.02%	40.22%	15,118,878	1,442,375	10.55%	57.05%	280,500,618	27,595,675	10.91%	36.49%
2010	71,025,240	2,191,943	3.18%	44.69%	16,545,035	1,426,157	9.43%	71.86%	327,563,098	47,062,480	16.78%	59.39%
2011	72,477,185	1,451,945	2.04%	47.64%	20,126,965	3,581,930	21.65%	109.07%	339,508,288	11,945,190	3.65%	65.20%
2012	77,902,031	5,424,846	7.48%	58.69%	26,067,375	5,940,410	29.51%	170.78%	390,753,683	51,245,395	15.09%	90.14%
2013	79,875,061	1,973,030	2.53%	62.71%	28,319,865	2,252,490	8.64%	194.17%	502,842,238	112,088,555	28.69%	144.68%
2014	81,143,600	1,268,539	1.59%	65.30%	28,262,120	-57,745	-0.20%	193.57%	684,631,188	181,788,950	36.15%	233.14%
2015	86,595,530	5,451,930	6.72%	76.40%	29,043,470	781,350	2.76%	201.69%	834,214,078	149,582,890	21.85%	305.92%

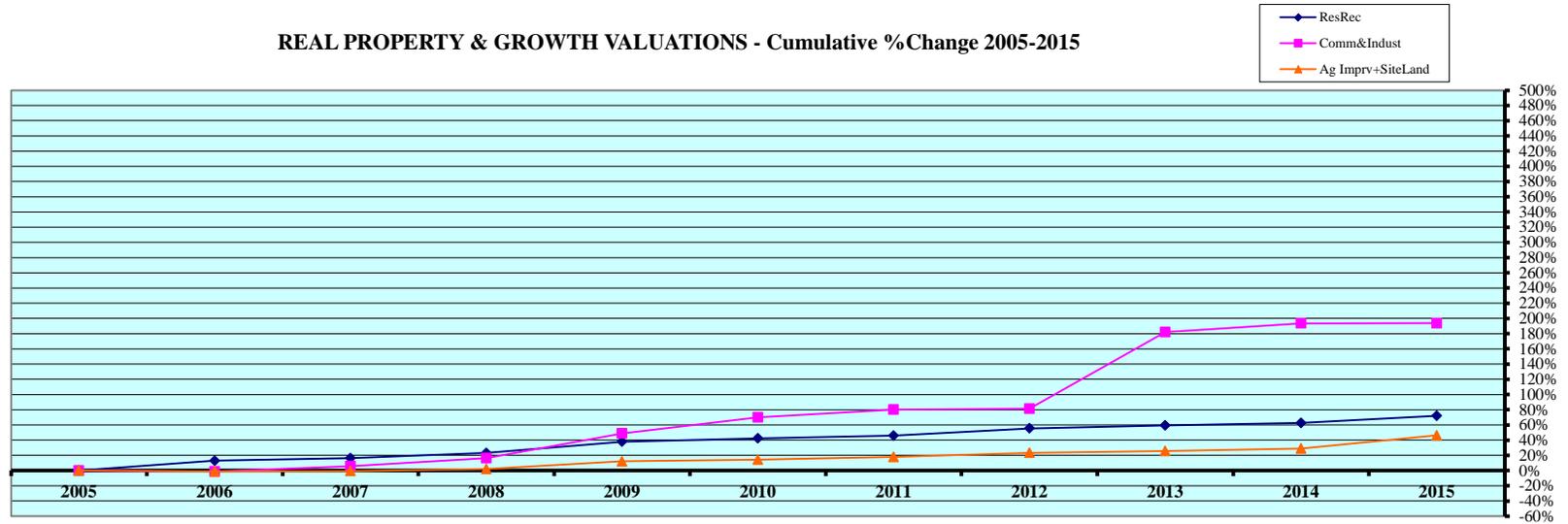
Rate Annual %chg: Residential & Recreational 5.84% Commercial & Industrial 11.68% Agricultural Land 15.04%

Cnty# 63
 County NANCE

CHART 1 EXHIBIT 63B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	49,089,420	668,620	1.36%	48,420,800	--	--	9,626,943	55,100	0.57%	9,571,843	--	--	
2006	55,880,551	464,252	0.83%	55,416,299	12.89%	12.89%	9,553,450	52,460	0.55%	9,500,990	-1.31%	-1.31%	
2007	58,773,574	1,610,344	2.74%	57,163,230	2.30%	16.45%	10,822,266	632,190	5.84%	10,190,076	6.66%	5.85%	
2008	61,445,240	952,704	1.55%	60,492,536	2.92%	23.23%	13,676,503	2,484,308	18.16%	11,192,195	3.42%	16.26%	
2009	68,833,297	1,112,355	1.62%	67,720,942	10.21%	37.95%	15,118,878	797,875	5.28%	14,321,003	4.71%	48.76%	
2010	71,025,240	1,181,305	1.66%	69,843,935	1.47%	42.28%	16,545,035	200,000	1.21%	16,345,035	8.11%	69.78%	
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	45.98%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	80.29%	
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	55.45%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	81.34%	
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	59.25%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	181.96%	
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	62.73%	28,262,120	0	0.00%	28,262,120	-0.20%	193.57%	
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	72.03%	29,043,470	769,060	2.65%	28,274,410	0.04%	193.70%	
Rate Ann%chg	5.84%			Resid & Rec. w/o growth			4.04%			C & I w/o growth			1.72%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	17,168,150	20,367,992	37,536,142	377,591	1.01%	37,158,551	--
2006	16,894,680	20,640,387	37,535,067	409,183	1.09%	37,125,884	-1.09%
2007	16,649,425	20,850,406	37,499,831	194,732	0.52%	37,305,099	-0.61%
2008	16,949,252	21,859,740	38,808,992	484,144	1.25%	38,324,848	2.20%
2009	19,049,505	24,013,877	43,063,382	987,338	2.29%	42,076,044	8.42%
2010	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-0.38%
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%
Rate Ann%chg	4.20%	4.43%	4.33%	Ag Imprv+Site w/o growth		1.73%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

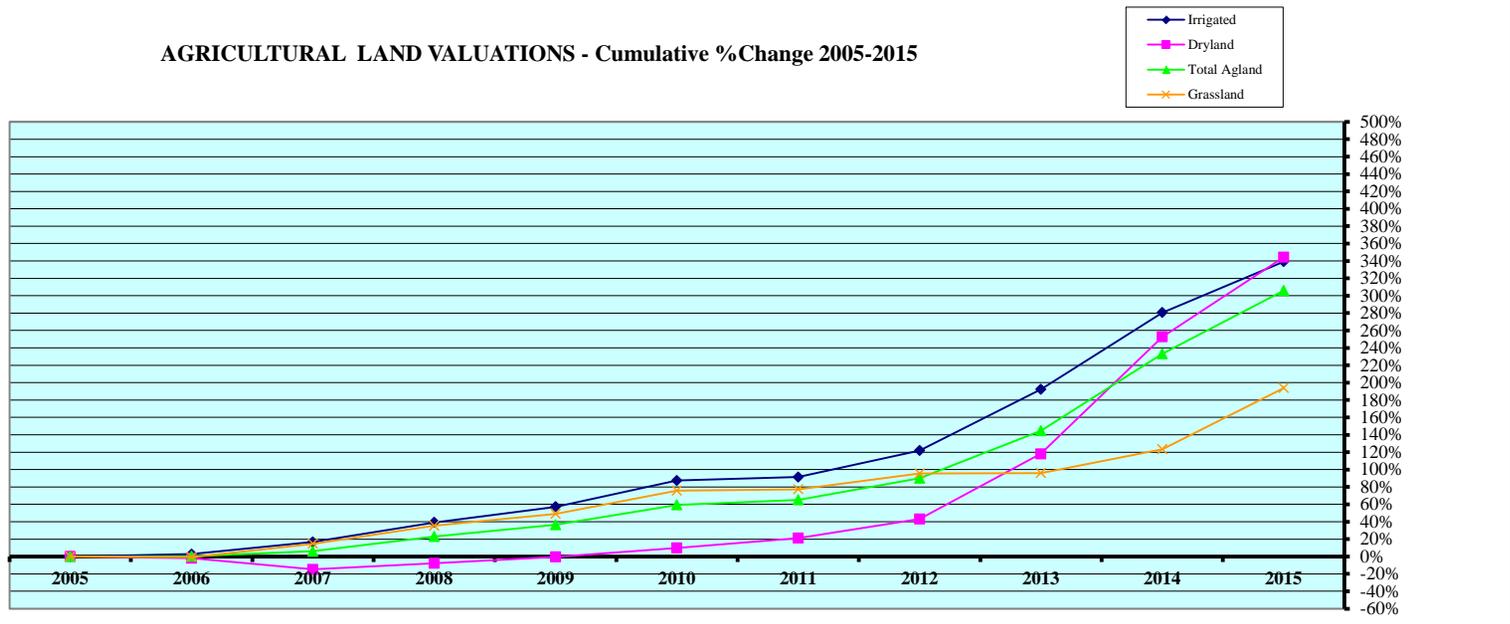
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 63
County NANCE

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	87,122,610	--	--	--	67,407,810	--	--	--	50,536,375	--	--	--
2006	89,558,780	2,436,170	2.80%	2.80%	65,982,415	-1,425,395	-2.11%	-2.11%	50,132,640	-403,735	-0.80%	-0.80%
2007	101,576,600	12,017,820	13.42%	16.59%	57,366,820	-8,615,595	-13.06%	-14.90%	57,972,845	7,840,205	15.64%	14.72%
2008	121,319,925	19,743,325	19.44%	39.25%	62,187,300	4,820,480	8.40%	-7.74%	68,491,860	10,519,015	18.14%	35.53%
2009	136,943,300	15,623,375	12.88%	57.18%	67,062,730	4,875,430	7.84%	-0.51%	75,357,770	6,865,910	10.02%	49.12%
2010	163,274,135	26,330,835	19.23%	87.41%	74,110,515	7,047,785	10.51%	9.94%	88,878,680	13,520,910	17.94%	75.87%
2011	166,700,105	3,425,970	2.10%	91.34%	81,593,040	7,482,525	10.10%	21.04%	89,606,645	727,965	0.82%	77.31%
2012	193,360,830	26,660,725	15.99%	121.94%	96,392,725	14,799,685	18.14%	43.00%	98,879,215	9,272,570	10.35%	95.66%
2013	254,596,520	61,235,690	31.67%	192.23%	146,981,335	50,588,610	52.48%	118.05%	99,049,530	170,315	0.17%	96.00%
2014	331,592,020	76,995,500	30.24%	280.60%	237,817,450	90,836,115	61.80%	252.80%	112,949,520	13,899,990	14.03%	123.50%
2015	382,644,960	51,052,940	15.40%	339.20%	299,466,895	61,649,445	25.92%	344.26%	148,477,545	35,528,025	31.45%	193.80%

Rate Ann.%chg: Irrigated **15.95%** Dryland **16.08%** Grassland **11.38%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	354,540	--	--	--	89,760	--	--	--	205,511,095	--	--	--
2006	447,340	92,800	26.17%	26.17%	247,735	157,975	176.00%	176.00%	206,368,910	857,815	0.42%	0.42%
2007	671,598	224,258	50.13%	89.43%	245,575	-2,160	-0.87%	173.59%	217,833,438	11,464,528	5.56%	6.00%
2008	603,338	-68,260	-10.16%	70.17%	302,520	56,945	23.19%	237.03%	252,904,943	35,071,505	16.10%	23.06%
2009	750,933	147,595	24.46%	111.80%	385,885	83,365	27.56%	329.91%	280,500,618	27,595,675	10.91%	36.49%
2010	891,183	140,250	18.68%	151.36%	408,585	22,700	5.88%	355.20%	327,563,098	47,062,480	16.78%	59.39%
2011	368,160	-523,023	-58.69%	3.84%	1,240,338	831,753	203.57%	1281.84%	339,508,288	11,945,190	3.65%	65.20%
2012	415,395	47,235	12.83%	17.16%	1,705,518	465,180	37.50%	1800.09%	390,753,683	51,245,395	15.09%	90.14%
2013	404,700	-10,695	-2.57%	14.15%	1,810,153	104,635	6.14%	1916.66%	502,842,238	112,088,555	28.69%	144.68%
2014	400,185	-4,515	-1.12%	12.87%	1,872,013	61,860	3.42%	1985.58%	684,631,188	181,788,950	36.15%	233.14%
2015	428,995	28,810	7.20%	21.00%	3,195,683	1,323,670	70.71%	3460.25%	834,214,078	149,582,890	21.85%	305.92%

Cnty# **63**
County **NANCE**

Rate Ann.%chg: Total Agric Land **15.04%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	87,195,690	65,206	1,337			67,397,060	78,056	863			50,525,000	118,786	425		
2006	89,814,265	67,159	1,337	0.01%	0.01%	66,171,705	76,757	862	-0.16%	-0.16%	50,179,610	117,929	426	0.04%	0.04%
2007	100,672,585	69,791	1,442	7.86%	7.87%	57,585,045	74,277	775	-10.07%	-10.21%	58,070,405	117,353	495	16.29%	16.34%
2008	121,320,380	74,403	1,631	13.04%	21.94%	68,487,065	117,998	580	-25.14%	-32.78%	62,189,105	71,317	872	76.22%	105.01%
2009	136,792,500	76,288	1,793	9.97%	34.09%	67,172,075	69,749	963	65.93%	11.54%	75,433,150	117,770	641	-26.55%	50.59%
2010	163,349,985	76,447	2,137	19.17%	59.79%	73,963,935	69,441	1,065	10.60%	23.36%	88,986,420	117,892	755	17.84%	77.46%
2011	166,696,560	76,409	2,182	2.10%	63.15%	81,500,735	69,487	1,173	10.12%	35.84%	89,764,090	117,565	764	1.15%	79.51%
2012	193,796,775	77,455	2,502	14.69%	87.11%	96,289,600	69,832	1,379	17.56%	59.69%	98,940,425	115,858	854	11.85%	100.77%
2013	254,747,445	77,675	3,280	31.08%	145.26%	147,032,385	70,486	2,086	51.28%	141.59%	99,005,190	114,680	863	1.09%	102.97%
2014	332,067,000	77,844	4,266	30.07%	219.00%	237,575,680	70,655	3,362	61.20%	289.43%	112,906,420	114,338	987	14.38%	132.16%
2015	382,951,920	77,446	4,945	15.92%	269.77%	299,347,455	72,301	4,140	23.13%	379.51%	148,578,745	112,622	1,319	33.60%	210.16%

Rate Annual %chg Average Value/Acre: 13.97%

16.97%

11.98%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	352,735	5,647	62			89,760	374	240			205,560,245	268,069	767		
2006	340,560	5,467	62	-0.27%	-0.27%	89,760	374	240	0.00%	0.00%	206,595,900	267,686	772	0.65%	0.65%
2007	717,048	5,496	130	109.45%	108.88%	249,175	721	346	44.04%	44.04%	217,294,258	267,637	812	5.20%	5.88%
2008	603,338	2,906	208	59.11%	232.36%	302,520	712	425	22.94%	77.08%	252,902,408	267,336	946	16.52%	23.37%
2009	732,393	2,864	256	23.19%	309.45%	302,520	712	425	0.00%	77.08%	280,432,638	267,382	1,049	10.87%	36.77%
2010	872,403	2,701	323	26.31%	417.16%	408,585	908	450	5.88%	87.50%	327,581,328	267,389	1,225	16.81%	59.77%
2011	384,935	1,447	266	-17.65%	325.88%	1,199,743	1,811	663	47.23%	176.05%	339,546,063	266,718	1,273	3.91%	66.02%
2012	414,850	1,389	299	12.25%	378.06%	1,564,303	2,102	744	12.35%	210.15%	391,005,953	266,636	1,466	15.19%	91.24%
2013	403,450	1,358	297	-0.54%	375.48%	1,788,763	2,519	710	-4.61%	195.84%	502,977,233	266,719	1,886	28.60%	145.93%
2014	404,235	1,361	297	0.01%	375.54%	1,808,268	2,534	714	0.51%	197.34%	684,761,603	266,731	2,567	36.14%	234.79%
2015	406,345	1,369	297	-0.07%	375.22%	3,168,523	2,886	1,098	53.85%	357.47%	834,452,988	266,625	3,130	21.91%	308.14%

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NANCE

Rate Annual %chg Average Value/Acre: 15.10%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,735	NANCE	65,214,810	5,812,152	19,522,268	84,012,210	19,369,480	9,673,990	2,583,320	834,214,078	25,900,845	31,432,407	0	1,097,735,560
cnty.sector.value % of total value:		5.94%	0.53%	1.78%	7.65%	1.76%	0.88%	0.24%	75.99%	2.36%	2.86%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	116,264	52,016	4,852	1,748,000	184,785	0	0	3,465	0	26,490	0	2,135,872
3.37%	%sector of county sector	0.18%	0.89%	0.02%	2.08%	0.95%			0.00%		0.08%		0.19%
	%sector of municipality	5.44%	2.44%	0.23%	81.84%	8.65%			0.16%		1.24%		100.00%
1,307	FULLERTON	3,113,477	732,429	550,299	30,585,500	11,188,170	51,630	0	145,525	114,120	0	0	46,481,150
34.99%	%sector of county sector	4.77%	12.60%	2.82%	36.41%	57.76%	0.53%		0.02%	0.44%			4.23%
	%sector of municipality	6.70%	1.58%	1.18%	65.80%	24.07%	0.11%		0.31%	0.25%			100.00%
1,003	GENOA	840,968	540,027	1,342,681	24,125,370	3,052,560	0	0	229,110	0	35,695	0	30,166,411
26.85%	%sector of county sector	1.29%	9.29%	6.88%	28.72%	15.76%			0.03%		0.11%		2.75%
	%sector of municipality	2.79%	1.79%	4.45%	79.97%	10.12%			0.76%		0.12%		100.00%
2,436	Total Municipalities	4,070,709	1,324,472	1,897,832	56,458,870	14,425,515	51,630	0	378,100	114,120	62,185	0	78,783,433
65.22%	%all municip.sect of cnty	6.24%	22.79%	9.72%	67.20%	74.48%	0.53%		0.05%	0.44%	0.20%		7.18%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
63	NANCE

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,323	Value : 1,070,029,938	Growth 3,945,674	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	145	459,290	86	1,197,475	146	2,244,990	377	3,901,755	
02. Res Improve Land	1,065	4,510,268	57	684,000	144	1,728,000	1,266	6,922,268	
03. Res Improvements	1,071	55,786,070	74	6,949,675	150	16,258,505	1,295	78,994,250	
04. Res Total	1,216	60,755,628	160	8,831,150	296	20,231,495	1,672	89,818,273	1,183,674
% of Res Total	72.73	67.64	9.57	9.83	17.70	22.52	38.68	8.39	30.00
05. Com UnImp Land	17	184,390	2	27,635	3	69,810	22	281,835	
06. Com Improve Land	156	462,840	11	291,375	0	0	167	754,215	
07. Com Improvements	167	13,760,235	12	4,548,625	4	18,185	183	18,327,045	
08. Com Total	184	14,407,465	14	4,867,635	7	87,995	205	19,363,095	0
% of Com Total	89.76	74.41	6.83	25.14	3.41	0.45	4.74	1.81	0.00
09. Ind UnImp Land	1	51,630	0	0	0	0	1	51,630	
10. Ind Improve Land	0	0	0	0	2	895,500	2	895,500	
11. Ind Improvements	0	0	0	0	3	8,726,860	3	8,726,860	
12. Ind Total	1	51,630	0	0	3	9,622,360	4	9,673,990	0
% of Ind Total	25.00	0.53	0.00	0.00	75.00	99.47	0.09	0.90	0.00
13. Rec UnImp Land	0	0	6	296,490	10	646,350	16	942,840	
14. Rec Improve Land	0	0	2	74,340	8	384,140	10	458,480	
15. Rec Improvements	0	0	2	23,605	25	590,635	27	614,240	
16. Rec Total	0	0	8	394,435	35	1,621,125	43	2,015,560	21,665
% of Rec Total	0.00	0.00	18.60	19.57	81.40	80.43	0.99	0.19	0.55
Res & Rec Total	1,216	60,755,628	168	9,225,585	331	21,852,620	1,715	91,833,833	1,205,339
% of Res & Rec Total	70.90	66.16	9.80	10.05	19.30	23.80	39.67	8.58	30.55
Com & Ind Total	185	14,459,095	14	4,867,635	10	9,710,355	209	29,037,085	0
% of Com & Ind Total	88.52	49.80	6.70	16.76	4.78	33.44	4.83	2.71	0.00
17. Taxable Total	1,401	75,214,723	182	14,093,220	341	31,562,975	1,924	120,870,918	1,205,339
% of Taxable Total	72.82	62.23	9.46	11.66	17.72	26.11	44.51	11.30	30.55

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	609,105	0	0	0
19. Commercial	3	21,165	987,325	0	0	0
20. Industrial	1	51,630	4,108,925	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	609,105
19. Commercial	0	0	0	3	21,165	987,325
20. Industrial	0	0	0	1	51,630	4,108,925
21. Other	0	0	0	0	0	0
22. Total Sch II				6	100,615	5,705,355

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	154	11	288	453

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	118,135	41	7,479,855	1,698	618,310,548	1,746	625,908,538
28. Ag-Improved Land	3	328,615	42	5,552,820	654	267,491,485	699	273,372,920
29. Ag Improvements	3	142,225	27	3,271,885	623	46,463,452	653	49,877,562
30. Ag Total							2,399	949,159,020

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	36,000	
32. HomeSite Improv Land	1	2.00	24,000	14	15.00	180,000	
33. HomeSite Improvements	1	0.00	90,120	14	0.00	1,404,525	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	2	4.00	12,000	
36. FarmSite Improv Land	2	2.86	8,580	22	54.97	164,910	
37. FarmSite Improvements	2	0.00	52,105	27	0.00	1,867,360	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	50	63.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	23	22.96	275,520	26	25.96	311,520	
32. HomeSite Improv Land	321	326.84	3,922,080	336	343.84	4,126,080	
33. HomeSite Improvements	336	0.00	20,370,805	351	0.00	21,865,450	1,225,515
34. HomeSite Total				377	369.80	26,303,050	
35. FarmSite UnImp Land	30	88.75	266,250	33	93.25	279,750	
36. FarmSite Improv Land	517	1,587.48	4,740,550	541	1,645.31	4,914,040	
37. FarmSite Improvements	585	0.00	26,092,647	614	0.00	28,012,112	1,514,820
38. FarmSite Total				647	1,738.56	33,205,902	
39. Road & Ditches	1,817	4,432.20	0	1,869	4,498.39	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,024	6,606.75	59,508,952	2,740,335

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,123.70	2,187,625	9	1,123.70	2,187,625

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,508.72	14.77%	27,312,520	14.92%	4,958.05
46. 1A	2,597.22	6.96%	12,856,250	7.02%	4,950.00
47. 2A1	9,450.64	25.34%	46,706,790	25.51%	4,942.18
48. 2A	5,943.05	15.93%	29,286,375	16.00%	4,927.84
49. 3A1	2,956.27	7.93%	14,398,670	7.86%	4,870.55
50. 3A	2,446.73	6.56%	11,905,215	6.50%	4,865.77
51. 4A1	4,330.82	11.61%	20,952,750	11.44%	4,838.06
52. 4A	4,065.12	10.90%	19,660,995	10.74%	4,836.51
53. Total	37,298.57	100.00%	183,079,565	100.00%	4,908.49
Dry					
54. 1D1	2,986.41	7.97%	10,119,010	8.03%	3,388.35
55. 1D	8,178.15	21.82%	27,723,925	22.01%	3,390.00
56. 2D1	5,358.65	14.29%	18,039,100	14.32%	3,366.35
57. 2D	4,415.31	11.78%	14,756,660	11.72%	3,342.16
58. 3D1	2,457.41	6.56%	8,207,930	6.52%	3,340.07
59. 3D	1,251.41	3.34%	4,152,140	3.30%	3,317.97
60. 4D1	7,556.86	20.16%	25,273,730	20.07%	3,344.48
61. 4D	5,282.01	14.09%	17,665,845	14.03%	3,344.53
62. Total	37,486.21	100.00%	125,938,340	100.00%	3,359.59
Grass					
63. 1G1	744.31	0.96%	1,043,910	0.99%	1,402.52
64. 1G	2,195.74	2.84%	3,118,640	2.95%	1,420.31
65. 2G1	3,530.54	4.56%	4,954,395	4.69%	1,403.30
66. 2G	5,418.59	7.00%	7,844,140	7.42%	1,447.63
67. 3G1	4,408.24	5.70%	6,393,185	6.05%	1,450.28
68. 3G	4,280.94	5.53%	6,057,240	5.73%	1,414.93
69. 4G1	19,060.26	24.62%	26,422,940	25.01%	1,386.28
70. 4G	37,766.61	48.79%	49,824,160	47.16%	1,319.26
71. Total	77,405.23	100.00%	105,658,610	100.00%	1,365.01
Irrigated Total					
	37,298.57	24.02%	183,079,565	43.85%	4,908.49
Dry Total					
	37,486.21	24.14%	125,938,340	30.16%	3,359.59
Grass Total					
	77,405.23	49.86%	105,658,610	25.31%	1,365.01
72. Waste	551.04	0.35%	120,765	0.03%	219.16
73. Other	2,514.19	1.62%	2,716,123	0.65%	1,080.32
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	155,255.24	100.00%	417,513,403	100.00%	2,689.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,078.99	29.76%	72,413,555	30.12%	5,995.00
46. 1A	8,753.12	21.56%	52,256,145	21.73%	5,970.00
47. 2A1	4,265.49	10.51%	25,336,995	10.54%	5,940.00
48. 2A	870.45	2.14%	5,092,135	2.12%	5,850.00
49. 3A1	1,802.63	4.44%	10,545,390	4.39%	5,850.00
50. 3A	3,598.22	8.86%	21,031,620	8.75%	5,845.01
51. 4A1	5,559.62	13.70%	32,412,575	13.48%	5,830.00
52. 4A	3,665.98	9.03%	21,354,345	8.88%	5,825.00
53. Total	40,594.50	100.00%	240,442,760	100.00%	5,923.04
Dry					
54. 1D1	2,316.34	6.51%	11,905,575	6.71%	5,139.82
55. 1D	11,649.91	32.74%	59,414,565	33.46%	5,100.00
56. 2D1	2,828.85	7.95%	14,083,025	7.93%	4,978.36
57. 2D	357.44	1.00%	1,769,350	1.00%	4,950.06
58. 3D1	2,017.28	5.67%	9,985,610	5.62%	4,950.04
59. 3D	4,382.78	12.32%	21,607,130	12.17%	4,930.01
60. 4D1	7,004.73	19.68%	34,393,245	19.37%	4,910.00
61. 4D	5,030.33	14.14%	24,397,195	13.74%	4,850.02
62. Total	35,587.66	100.00%	177,555,695	100.00%	4,989.25
Grass					
63. 1G1	821.48	2.38%	1,348,565	2.53%	1,641.63
64. 1G	1,510.92	4.38%	2,588,020	4.85%	1,712.88
65. 2G1	3,168.22	9.18%	5,065,575	9.50%	1,598.87
66. 2G	1,340.28	3.88%	2,176,830	4.08%	1,624.16
67. 3G1	1,104.79	3.20%	1,825,515	3.42%	1,652.36
68. 3G	2,332.78	6.76%	3,846,680	7.21%	1,648.97
69. 4G1	6,085.77	17.64%	9,830,395	18.43%	1,615.31
70. 4G	18,142.20	52.58%	26,649,515	49.97%	1,468.92
71. Total	34,506.44	100.00%	53,331,095	100.00%	1,545.54
<hr/>					
Irrigated Total	40,594.50	36.28%	240,442,760	50.93%	5,923.04
Dry Total	35,587.66	31.81%	177,555,695	37.61%	4,989.25
Grass Total	34,506.44	30.84%	53,331,095	11.30%	1,545.54
72. Waste	495.13	0.44%	97,905	0.02%	197.74
73. Other	694.13	0.62%	709,210	0.15%	1,021.73
74. Exempt	79.88	0.07%	0	0.00%	0.00
75. Market Area Total	111,877.86	100.00%	472,136,665	100.00%	4,220.11

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.92	372,875	1,305.08	7,428,720	76,520.07	415,720,730	77,893.07	423,522,325
77. Dry Land	6.00	30,840	668.72	3,272,635	72,399.15	300,190,560	73,073.87	303,494,035
78. Grass	5.77	8,955	1,366.95	1,910,760	110,538.95	157,069,990	111,911.67	158,989,705
79. Waste	0.00	0	34.92	3,820	1,011.25	214,850	1,046.17	218,670
80. Other	0.00	0	23.41	23,830	3,184.91	3,401,503	3,208.32	3,425,333
81. Exempt	0.00	0	0.00	0	79.88	0	79.88	0
82. Total	79.69	412,670	3,399.08	12,639,765	263,654.33	876,597,633	267,133.10	889,650,068

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	77,893.07	29.16%	423,522,325	47.61%	5,437.23
Dry Land	73,073.87	27.35%	303,494,035	34.11%	4,153.25
Grass	111,911.67	41.89%	158,989,705	17.87%	1,420.67
Waste	1,046.17	0.39%	218,670	0.02%	209.02
Other	3,208.32	1.20%	3,425,333	0.39%	1,067.64
Exempt	79.88	0.03%	0	0.00%	0.00
Total	267,133.10	100.00%	889,650,068	100.00%	3,330.36

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Belgrade	34	44,285	91	134,165	92	1,582,680	126	1,761,130	27,835
83.2 Fullerton	59	196,725	583	2,582,285	586	31,903,505	645	34,682,515	338,370
83.3 Genoa	54	222,475	391	1,793,818	393	22,299,885	447	24,316,178	216,295
83.4 Rural	246	4,381,110	211	2,870,480	251	23,822,420	497	31,074,010	622,839
84 Residential Total	393	4,844,595	1,276	7,380,748	1,322	79,608,490	1,715	91,833,833	1,205,339

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Belgrade	1	640	15	11,665	15	172,480	16	184,785	0
85.2	Fullerton	14	166,715	93	318,135	96	10,746,575	110	11,231,425	0
85.3	Genoa	3	68,665	48	133,040	57	2,850,855	60	3,052,560	0
85.4	Rural	5	97,445	13	1,186,875	18	13,283,995	23	14,568,315	0
86	Commercial Total	23	333,465	169	1,649,715	186	27,053,905	209	29,037,085	0

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	575.24	0.90%	862,860	0.95%	1,500.00
88. 1G	1,645.65	2.56%	2,469,380	2.72%	1,500.55
89. 2G1	2,869.91	4.47%	4,247,635	4.68%	1,480.06
90. 2G	5,028.00	7.84%	7,395,395	8.14%	1,470.84
91. 3G1	4,095.08	6.38%	6,021,300	6.63%	1,470.37
92. 3G	4,148.14	6.46%	5,911,700	6.51%	1,425.14
93. 4G1	16,742.29	26.09%	23,369,180	25.72%	1,395.82
94. 4G	29,068.79	45.30%	40,571,380	44.66%	1,395.70
95. Total	64,173.10	100.00%	90,848,830	100.00%	1,415.68
CRP					
96. 1C1	29.96	0.76%	41,940	0.76%	1,399.87
97. 1C	247.92	6.29%	347,090	6.29%	1,400.01
98. 2C1	115.33	2.92%	161,460	2.92%	1,399.98
99. 2C	145.40	3.69%	203,555	3.69%	1,399.97
100. 3C1	146.82	3.72%	205,545	3.72%	1,399.98
101. 3C	31.85	0.81%	44,590	0.81%	1,400.00
102. 4C1	1,839.47	46.64%	2,575,260	46.64%	1,400.00
103. 4C	1,387.04	35.17%	1,942,000	35.17%	1,400.10
104. Total	3,943.79	100.00%	5,521,440	100.00%	1,400.03
Timber					
105. 1T1	139.11	1.50%	139,110	1.50%	1,000.00
106. 1T	302.17	3.25%	302,170	3.25%	1,000.00
107. 2T1	545.30	5.87%	545,300	5.87%	1,000.00
108. 2T	245.19	2.64%	245,190	2.64%	1,000.00
109. 3T1	166.34	1.79%	166,340	1.79%	1,000.00
110. 3T	100.95	1.09%	100,950	1.09%	1,000.00
111. 4T1	478.50	5.15%	478,500	5.15%	1,000.00
112. 4T	7,310.78	78.71%	7,310,780	78.71%	1,000.00
113. Total	9,288.34	100.00%	9,288,340	100.00%	1,000.00
<hr/>					
Grass Total	64,173.10	82.91%	90,848,830	85.98%	1,415.68
CRP Total	3,943.79	5.09%	5,521,440	5.23%	1,400.03
Timber Total	9,288.34	12.00%	9,288,340	8.79%	1,000.00
<hr/>					
114. Market Area Total	77,405.23	100.00%	105,658,610	100.00%	1,365.01

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	545.27	2.28%	969,160	2.49%	1,777.39
88. 1G	1,177.06	4.93%	2,054,710	5.28%	1,745.63
89. 2G1	2,306.96	9.66%	3,983,455	10.24%	1,726.71
90. 2G	1,106.87	4.63%	1,877,290	4.83%	1,696.03
91. 3G1	897.66	3.76%	1,499,220	3.85%	1,670.14
92. 3G	1,918.07	8.03%	3,126,935	8.04%	1,630.25
93. 4G1	5,003.92	20.95%	8,008,670	20.59%	1,600.48
94. 4G	10,928.03	45.75%	17,379,205	44.68%	1,590.33
95. Total	23,883.84	100.00%	38,898,645	100.00%	1,628.66
CRP					
96. 1C1	59.93	2.84%	119,860	2.84%	2,000.00
97. 1C	165.84	7.87%	331,680	7.87%	2,000.00
98. 2C1	60.74	2.88%	121,480	2.88%	2,000.00
99. 2C	24.32	1.15%	48,640	1.15%	2,000.00
100. 3C1	97.15	4.61%	194,300	4.61%	2,000.00
101. 3C	277.63	13.18%	555,260	13.18%	2,000.00
102. 4C1	654.38	31.06%	1,308,760	31.06%	2,000.00
103. 4C	766.60	36.39%	1,533,200	36.39%	2,000.00
104. Total	2,106.59	100.00%	4,213,180	100.00%	2,000.00
Timber					
105. 1T1	216.28	2.54%	259,545	2.54%	1,200.04
106. 1T	168.02	1.97%	201,630	1.97%	1,200.04
107. 2T1	800.52	9.40%	960,640	9.40%	1,200.02
108. 2T	209.09	2.46%	250,900	2.46%	1,199.96
109. 3T1	109.98	1.29%	131,995	1.29%	1,200.17
110. 3T	137.08	1.61%	164,485	1.61%	1,199.92
111. 4T1	427.47	5.02%	512,965	5.02%	1,200.00
112. 4T	6,447.57	75.71%	7,737,110	75.71%	1,200.00
113. Total	8,516.01	100.00%	10,219,270	100.00%	1,200.01
<hr/>					
Grass Total	23,883.84	69.22%	38,898,645	72.94%	1,628.66
CRP Total	2,106.59	6.10%	4,213,180	7.90%	2,000.00
Timber Total	8,516.01	24.68%	10,219,270	19.16%	1,200.01
<hr/>					
114. Market Area Total	34,506.44	100.00%	53,331,095	100.00%	1,545.54

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

63 Nance

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	84,012,210	89,818,273	5,806,063	6.91%	1,183,674	5.50%
02. Recreational	2,583,320	2,015,560	-567,760	-21.98%	21,665	-22.82%
03. Ag-Homesite Land, Ag-Res Dwelling	25,900,845	26,303,050	402,205	1.55%	1,225,515	-3.18%
04. Total Residential (sum lines 1-3)	112,496,375	118,136,883	5,640,508	5.01%	2,430,854	2.85%
05. Commercial	19,369,480	19,363,095	-6,385	-0.03%	0	-0.03%
06. Industrial	9,673,990	9,673,990	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	31,432,407	33,205,902	1,773,495	5.64%	1,514,820	0.82%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	60,475,877	62,242,987	1,767,110	2.92%	1,514,820	0.42%
10. Total Non-Agland Real Property	172,972,252	180,379,870	7,407,618	4.28%	3,945,674	2.00%
11. Irrigated	382,644,960	423,522,325	40,877,365	10.68%		
12. Dryland	299,466,895	303,494,035	4,027,140	1.34%		
13. Grassland	148,477,545	158,989,705	10,512,160	7.08%		
14. Wasteland	428,995	218,670	-210,325	-49.03%		
15. Other Agland	3,195,683	3,425,333	229,650	7.19%		
16. Total Agricultural Land	834,214,078	889,650,068	55,435,990	6.65%		
17. Total Value of all Real Property (Locally Assessed)	1,007,186,330	1,070,029,938	62,843,608	6.24%	3,945,674	5.85%

2016 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	-
4.	Other part-time employees:
	1
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$119,629
7.	Adopted budget, or granted budget if different from above:
	\$119,629
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$84,305
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,200
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,900
12.	Other miscellaneous funds:
	-
13.	Amount of last year's assessor's budget not used:
	\$53,495

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes nance.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop Inc. and assessor staff
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	County wide except the village of Belgrade
3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	-
2.	GIS Services:
	GIS Workshop Inc.
3.	Other services:
	-

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	-
3.	What appraisal certifications or qualifications does the County require?
	-
4.	Have the existing contracts been approved by the PTA?
	-
5.	Does the appraisal or listing service providers establish assessed values for the county?
	-

2016 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:												
	Assessor and staff												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	02	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	03	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	04	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
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04	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and sales comparison approaches												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed based on local market information												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	Sales and size comparison of value in each town												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same; no applications to combine lots have been received												

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2013	2014	2013	2016
02	2013	2014	2013	2014
03	2013	2014	2013	2014
04	2013	2014	2013	2009/2014
AG	2013	2014	2013	2009/2014

2016 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:																												
	Assessor and staff																												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach less depreciation derived from market																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
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2016 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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3.	Describe the process used to determine and monitor market areas.										
	Common geographic characteristics, topography, market characteristics										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Questionnaires, buyer/seller interviews by phone or correspondence, and location										

Nance County
3 Year Plan of Assessment
2016-2018

Introduction

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15th each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and to the Department of Property Assessment & Taxation on or before October 31st each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value of quality of assessment practices required by law and the resources necessary to complete those actions.

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by laws as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

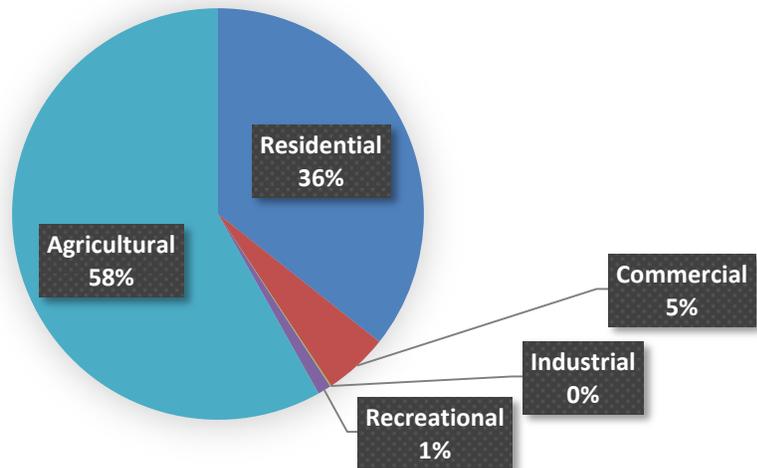
Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

General Description of Real Property in Nance County

As reported on the 2015 County Abstract, Nance County has a total of 4,110 real property parcels. The residential parcel count (1,465) is approximately 36% of the total; the commercial parcel count (205) is approximately 5% of the total; the Industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (45) is approximately 1% of the total. Agriculture parcels (2,391) account for about 58% of the total. The total Nance county real estate valuations as reported on the 2015 Abstract of Assessment, excluding centrally assessed property, is \$1,007,957,980. The following chart provides a visual representation of the property classification breakdown.

Property Classification Breakdown (by percentage)



Budget

2014/2015 Assessor's Budget \$104,870.00

2014/2015 Appraisal Budget \$89,605.00

2015/2016 Assessor's Budget \$119,629.00

2015-2016 Appraisal Budget \$84,305.00

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor, Deputy, and one part-time clerk. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the Deputy. The assessor, deputy and clerk manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy hold the assessor certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and plans to acquire the required certification for IAAO Course 300-Fundamentals of Mass Appraisal before the end of 2015.

3-YEAR APPRAISAL PLAN

2016

Residential

Nance County will complete the review of rural improvement parcels. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the new Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2017

Residential

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

Review of commercial and industrial properties will begin in the fall of 2016 to be completed for year 2017 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 204 commercial parcels, of which 167 are improved parcels.

Agricultural

The assessor will continue to monitor the new Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2018

Residential

Nance County will review Fullerton City's residential parcels this year. New photos will be attached to each property record during the reappraisal and if applicable, new improvements or changes to current

improvements will be recorded and resketched. Depreciation and costing will be updated to keep Fullerton City within the required level of assessment. Sales review and pick-up work will be completed for all other residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the current Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha
Nance County Assessor